067.A	0003	0003.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	699,500	/	699,500
USE VALUE:	699,500	/	699,500
ASSESSED:	699,500	/	699,500

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		ROCKMONT RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	VIVIER CRAIG A
Owner 2:	MONTAGUE SARAH E
Owner 3:	
Street 1:	19 ROCKMONT RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	MERRILL PASSARO ROBIN -
Owner 2:	MERRILL PETER -
Street 1:	19 ROCKMONT RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 6,229 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1947, having primarily Vinyl Exterior and 1632 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6229.000	274,700		424,800	699,500
Total Card	0.143	274,700		424,800	699,500
Total Parcel	0.143	274,700		424,800	699,500

Source: Market Adj Cost | Total Value per SQ unit /Card: 428.62 | /Parcel: 428.6

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 128640

GIS Ref

GIS Ref

Insp Date 12/19/08

!5794!

PREVIOUS ASSESSMENT

Parcel ID 067.A-0003-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	274,700	0	6,229.	424,800	699,500	699,500	Year End Roll	12/18/2019
2019	101	FV	242,100	0	6,229.	394,500	636,600	636,600	Year End Roll	1/3/2019
2018	101	FV	242,100	0	6,229.	394,500	636,600	636,600	Year End Roll	12/20/2017
2017	101	FV	242,100	0	6,229.	345,900	588,000	588,000	Year End Roll	1/3/2017
2016	101	FV	242,100	0	6,229.	315,600	557,700	557,700	Year End	1/4/2016
2015	101	FV	228,200	0	6,229.	279,200	507,400	507,400	Year End Roll	12/11/2014
2014	101	FV	228,200	0	6,229.	264,000	492,200	492,200	Year End Roll	12/16/2013
2013	101	FV	228,200	0	6,229.	251,200	479,400	479,400		12/13/2012

PRINT

Date	Time
12/10/20	20:38:03

LAST REV

Date	Time
03/08/18	16:46:38
danam	
5794	

USER DEFINED

Prior Id # 1:	128640
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
MERRILL PASSARO	44313-424		12/18/2004		445,000	No	No		
PASSARO ROBIN L	34793-504		2/5/2002	Family	1	No	No		
JORDAN DAVID	31291-596		4/7/2000		300,000	No	No		
DONOVAN MARY	22866-526		1/28/1993		197,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
2/15/2018	171	Redo Kit	45,000	C				
4/25/2012	522	Alterati	14,000					finish basement sp

ACTIVITY INFORMATION

Date	Result	By	Name
6/11/2012	Info Fm Prmt	MM	Mary M
12/19/2008	Meas/Inspect	163	PATRIOT
4/27/2005	MLS	MM	Mary M
7/25/2000	MLS	MM	Mary M
12/17/1999	Inspected	263	PATRIOT
11/15/1999	Mailer Sent		
11/10/1999	Measured	163	PATRIOT
11/1/1981		CM	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6229		Sq. Ft.	Site		0	70.	0.97	12									424,811						424,800	

Total AC/HA: 0.14300 | Total SF/SM: 6229 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 424,811 | Spl Credit | Total: 424,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1947	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G13	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:	1	Rating:	Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	0.99989998
Adj $ / SQ:	141.736
Other Features:	106323
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	373203
Depreciation:	98526
Depreciated Total:	274677

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1							# Units:	1		
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	6		BRs:	3		Baths:	1		HB	1	

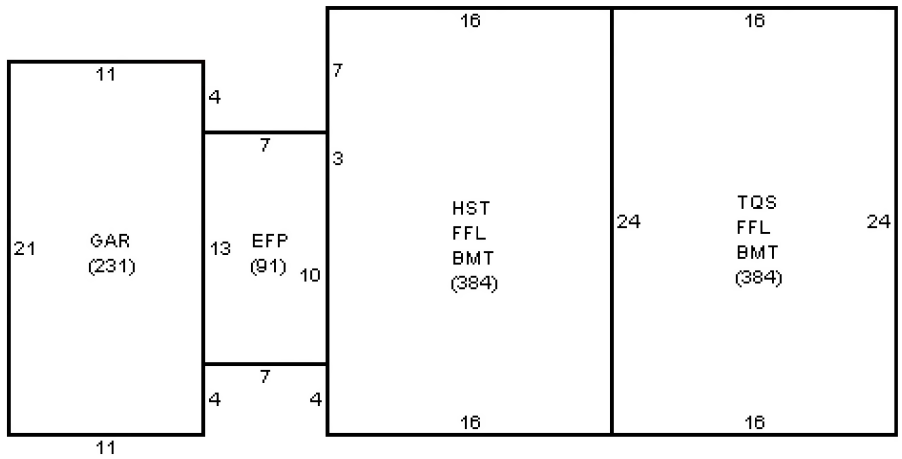
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

SKETCH



5

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	155.91
Special Features:	0	Val/Su Net:	117.49
Final Total:	274700	Val/Su SzAd	220.11

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	58.470	44,902
FFL	First Floor	768	141.740	108,853
TQS	3/4 Story	288	141.740	40,820
GAR	Garage	231	25.820	5,964
HST	Half Story	192	141.740	27,213
EFP	Enclos Porch	91	57.140	5,199

Net Sketched Area:	2,338			Total:	232,951
Size Ad	1248	Gross Are	2626	FinArea	1632

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	AFB	50	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

067.A-0003-0003.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: